LOT 2 OAKFIELD ACRES PHASE I.

ORB 713-602, 782-1691, 791-192,

COVERT MICHAEL J/COVERT NICOLE
7734 SW CR 240
LAKE CITY, FL 32024

**2027**

**09-5S-16-03498-102**

## BUILDING CHARACTERISTICS

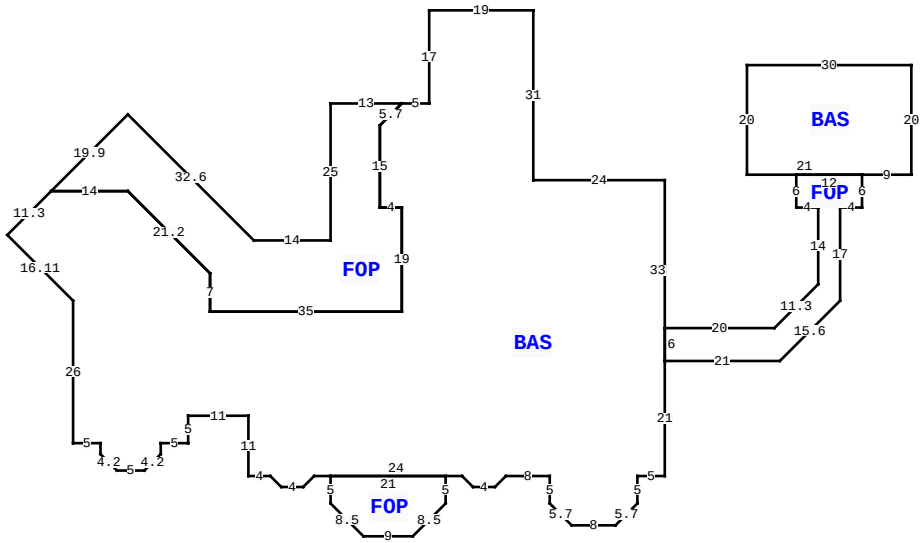
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 15 | HARDTILE 70 |
| Interior Floo | 12 | HARDWOOD 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 4.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Quality | 08 | 08 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 9516.0300 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 600 | 100 | | 600 | 72,740 |
| BAS | 5,644 | 100 | | 5,644 | 684,244 |
| FOP | 195 | 30 | | 58 | 7,031 |
| FOP | 324 | 30 | | 97 | 11,760 |
| FOP | 1,052 | 30 | | 316 | 38,310 |
| TOTALS | 7,815 | | | 6,715 | 814,085 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 6,715 | 135.6060 | 162.73 | 1,092,732 | 2008 | 2008 | 0 | 0 | 0 | 25.50 | 74.50 |

3 EXCEPT SFR 100% - 2009 Heated Area: 6244 HX Base Yr 2009




7734 SW COUNTY ROAD 240 , LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/16/2023 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 814,085 |
| TOTAL MARKET OB/XF VALUE | 45,490 |
| TOTAL LAND VALUE - MARKET | 60,500 |
| TOTAL MARKET VALUE | 920,075 |
| SOH/AGL Deduction | 205,450 |
| ASSESSED VALUE | 714,625 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 663,214 |
| TOTAL JUST VALUE | 920,075 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 920,075 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 25344 | SFR | 1,572 | 12/28/2006 |
| 25345 | GARAGE | 161 | 12/28/2006 |
| 9617 | M H | 125 | 04/19/1995 |
| 8452 | SFR | 52,000 | 06/03/1994 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1069/1310 | 12/06/2005 | WD | Q | I | | 240,000 |
| GRANTOR: DAVID W & PATRICIA GI | | | | | | |
| GRANTEE: MICHAEL J & NICOLE | | | | | | |
| 0953/1145 | 5/10/2002 | WD | Q | I | | 148,000 |
| GRANTOR: STEM | | | | | | |
| GRANTEE: GIFFORD | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W24 N31 W19 S17 W5 FOP= W13 S25 W14 U23 L23 L14 D14 E14 D15 R15 S7 E35 N19 W4 N15 R4 U4 $ D4 L4 S15 E4 S19 W35 N7 L15 U15 W14 D8 L8 R12 D12 S26 E5 S2 R3 D3 E5 U3 R3 N2 E5 N5 E11 S11 E4 R2 D2 E4 U2 R2 E3 FOP= S5 R6 D6 E9 U6 R6 N5 W21$ E24 R2 D2 E4 U2 R2 E8 S5 R4 D4 E8 U4 R4 N5 E5 N21 FOP= E21 R11 U11 N17 E4 N6 BAS= E9 N20 W30 S20 E21$ W12 S6 E4 S14 L8 D8 W20 S6$ N33$.

## EXTRA FEATURES

| LN | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0166 | CONC,PAVMT | 0 | 100 | 17 | 31 | 623.00 | UT | 1.50 | 1.50 | 100 | 0 | 0 | 3 | 100 | 935 | |
| 2 | 0166 | CONC,PAVMT | 0 | 100 | 15 | 95 | 1,425.00 | UT | 2.00 | 2.00 | 70 | 1994 | 1994 | 3 | 70 | 1,995 | |
| 3 | 0180 | FPLC 1STRY | 0 | 100 | 0 | 0 | 3.00 | UT | 2,000.00 | 2,000.00 | 100 | 2008 | 2008 | 3 | 100 | 6,000 | |
| 4 | 0031 | BARN,MT AE | 0 | 100 | 42 | 60 | 2,520.00 | UT | 12.00 | 12.00 | 100 | 2008 | 2008 | 3 | 100 | 30,240 | |
| 5 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 2,910.00 | UT | 2.00 | 2.00 | 100 | 2008 | 2008 | 3 | 100 | 5,820 | |
| 6 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 500 | |

## LAND DESCRIPTION

TOTAL OB/XF 45,490

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0100 | C | SFR | 100 | | A-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.10 | 55,000.00 | 60,500.00 | 60,500 | | | | | | | |

REVIEW DATE 08/29/2019 BY BC Total Acres: 6.03 Total Land Value: 60,500 Market: 0 Agricultural: 0 Common: 60,500 PRINTED 11/16/2026 BY SYS